



## Indian Springs Town Advisory Board

Indian Springs Community Center

715 Gretta Lane

Indian Springs, NV 89018

February 12, 2026

6:30pm

### AGENDA

#### Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Secretary Name at Secretary's Phone Number.
  - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
  - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: Dean Brooks, Chairperson  
Traci Hess, Vice Chairperson  
Christen Singer  
Kanani Pinkerton  
Luke Pearson

Secretary: Jami Reid, 702-378-8028, JamiLreid@gmail.com  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Michelle Baert, 702-455-5882, Michelle.Baert@ClarkCountyNV.gov  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

#### I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments

will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for January 15, 2026. (For possible action)
- IV. Approval of the Agenda for February 12, 2026, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Receive a report from the Indian Springs Library on upcoming activities and events (for discussion only)
  - 2. Receive a report from Indian Springs Volunteer Fire Department regarding calls for service during the past month and other fire prevention issues (for discussion only)
  - 3. Receive a report from Metro regarding activity during the past month and area concerns (for discussion only)
  - 4. Receive a report from Nevada Highway Patrol regarding activity and statistics during the past month and other public safety concerns (for discussion only)
  - 5. Receive a report from Creech Air Force Base concerning current activities at the facility (for discussion only)
  - 6. Receive a report from Creech AFB Fire Department, update on activity on base. (for discussion only)
  - 7. Receive a report from Clark County Parks and Recreation regarding activities and events (for discussion only)
  - 8. Receive a report from Clark County Administrative Services. (for discussion only)
- VI. Planning and Zoning:

**1. ET-26-400003 (UC-23-0815)-USA:**

**USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** overhead power transmission lines; **2)** electric substation; **3)** public utility structures with all accessory structures; **4)** increase the height of utility structures; **5)** waive landscaping and screening requirements; and **6)** eliminate trash enclosure.

**DESIGN REVIEWS** for the following: **1)** overhead power transmission lines; **2)** electric substation; and **3)** public utility structures with all accessory/ancillary structures and uses on 351.9 acres in an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage) Zone. Generally located south of US Hwy 95 and west of Sky Road (alignment) within Indian Springs. AB/md/kh (For possible action)

- VII. General Business: Information on “Welcome to IS” sign

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: March 12, 2026.
- X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
INSERT PRINCIPAL OFFICE OF PUBLIC BODY.  
<https://notice.nv.gov>

**ATTACHMENT A  
INDIAN SPRINGS TOWN ADVISORY BOARD  
ZONING AGENDA  
THURSDAY, 6:30 P.M., FEBRUARY 12, 2026**

**03/04/26 BCC**

1. **ET-26-400003 (UC-23-0815)-USA:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** overhead power transmission lines; **2)** electric substation; **3)** public utility structures with all accessory structures; **4)** increase the height of utility structures; **5)** waive landscaping and screening requirements; and **6)** eliminate trash enclosure.  
**DESIGN REVIEWS** for the following: **1)** overhead power transmission lines; **2)** electric substation; and **3)** public utility structures with all accessory/ancillary structures and uses on 351.9 acres in an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage) Zone. Generally located south of US Hwy 95 and west of Sky Road (alignment) within Indian Springs. AB/md/kh  
(For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-26-400003 (UC-23-0815)-USA:**

**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) overhead power transmission lines; 2) electric substation; 3) public utility structures with all accessory structures; 4) increase the height of utility structures; 5) waive landscaping and screening requirements; and 6) eliminate trash enclosure.

**DESIGN REVIEWS** for the following: 1) overhead power transmission lines; 2) electric substation; and 3) public utility structures with all accessory/ancillary structures and uses on 351.9 acres in an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage) Zone.

Generally located south of US Hwy 95 and west of Sky Road (alignment) within Indian Springs. AB/md/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

059-08-101-002; 059-08-201-002; 059-08-301-001; 059-08-401-001; 059-17-101-001; 059-17-501-001

**USE PERMITS:**

1. 138 kV overhead transmission lines.
2. 138/12 kV electric substation in an R-U zone.
3. Permit public utility structures with all accessory structures.
4.
  - a. Increase the height of public utility structures (overhead power transmission lines) up to 100 feet where 35 feet is the maximum height permitted within an R-U zone per Table 30.40-1 (a 185.8% increase).
  - b. Increase the height of public utility structures (overhead power transmission lines) up to 100 feet where 35 feet is the maximum height permitted within an H-2 zone per Table 30.40-7 (a 185.8% increase).
5. Waive all landscaping and screening requirements per Chapter 30.64.
6. Eliminate trash enclosure where required per Section 30.56.120.

**LAND USE PLAN:**

NORTHWEST COUNTY (INDIAN SPRINGS) - OPEN LANDS

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 351.9

- Project Type: Overhead transmission lines and electric substation
- Building Height (feet): 100 (overhead power transmission lines)

#### Site plan & request

The purpose of the previously approved application was to construct a 138/12 kV electric substation utilizing an existing overhead power transmission line that connects to a future electric substation measuring 3 acres in size. The substation site will be located midline on the western portion of APN 059-17-501-001. Power will be provided to the electric substation by means of a line fold from the existing 138 kV Mercury-Northwest transmission line. The line fold will include 2 new transmission poles and modification of 1 existing pole that will range in height from 80 feet to 85 feet. The changes to the existing transmission alignment that runs from the Mercury-Northwest line to the Indian Springs substation (existing) includes removal of 13 existing poles and replacing them with 13 new transmission poles ranging in height from 85 feet to 100 feet. The existing distribution line will be co-located on the new overhead power transmission line alignment. The distribution line measures nearly 1 mile in length, located between US Hwy 95 and the proposed electric substation located on APN 059-17-501-001.

The second component of the previously approved development, as depicted on the approved plans, consists of a 138 kV electric substation located on a site measuring 127,500 square feet. The perimeter of the substation will be secure by a 14 foot high CMU block wall. Access to the electrical substation will be granted via a 24 foot wide east/west access road connecting to Sky Road, a north/south public right-of-way.

#### Landscaping

No landscaping was provided or required with the previously approved request.

#### Previously Approved Elevations

The overhead power transmission lines measure between 85 feet to 100 feet in height, while the transmission lines within the electric substation measure up to 45 feet in height.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0815:

##### Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

##### Public Works - Development Review

- Drainage study and compliance.

### Applicant's Justification

NV Energy submitted a Bureau of Land Management Right-of-Way Grant request in April of 2023, however due to unforeseen circumstances and an Environmental Assessment study not being completed, NV Energy is still waiting on final approval of this grant to begin the construction of the substation in its entirety. The facilities proposed will improve and ensure the continued safe and reliable delivery of electricity to the Town of Indian Springs and to Creech Air Force Base. No adverse impacts are anticipated on levels of public service to existing development. The use is compatible with the adjacent uses in terms scale site design, operating characteristics, and hours of operation. There will be no traffic generation, lighting, noise, odor, dust or other adverse impacts from the project excepting construction of the project. No significant adverse impacts on the natural environment are anticipated.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-23-0815	Use permit for overhead power transmission lines; electric substation; public utility structures with all accessory structures; increase the height of utility structures; waive landscaping and screening requirements; and eliminate trash enclosure	Approved by BCC	February 2024
UC-15-0734	Use permit for electric generating station electric substation, overhead power transmission line, increased the height of utility structures, public utility structures with all accessory structures, waived landscaping and screening requirements, eliminated trash enclosure	Withdrawn	February 2017

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Open Lands	RS80	Creech Air Force Base
South	Open Lands	RS80	Undeveloped
East	Compact Neighborhood (up to 18 du/ac); Entertainment Mixed-Use; Public Use; & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	H-2, RS5.2, RM18, & PF	Undeveloped; Indian Springs public schools & athletic fields, Indian Springs Library & Civic Center, athletic field, & single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	RS80	Undeveloped

### **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

## **Analysis**

### **Comprehensive Planning**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the circumstances have not substantially changed in the surrounding area, nor have any changes occurred in the laws, regulations, or policies that would affect the subject property. The applicant has demonstrated progress towards commencement of this development by submitting a right-of-way grant request to the Bureau of Land Management, in addition to an Environment Assessment study which is under completion. For these reasons, staff can support this first extension of time request.

### **Public Works - Development Review**

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this extension of time.

### **Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- Until February 7, 2028 to commence.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### **Public Works - Development Review**

- No comment.

#### **Fire Prevention Bureau**

- No objection.



**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** KRYNN WILLIAMS

**CONTACT:** KRYNN WILLIAMS, NV ENERGY, 6226 W. SAHARA AVENUE, LAS VEGAS, NV 89146

DRAFT